

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, Elven E. McNabb and Marjorie A. McNabb, husband and wife, for and in consideration of the sum of \$35,000.00, have bargained and sold and by these presents do bargain, sell and convey unto Merle A. Wright and Merle A. Wright, Personal Representative of the Estate of Caroline J. Wright, Deceased, Probate File No. 80-114P, Circuit Court of Klamath County, Oregon, Probate Division, the following described real property situated within Klamath County, State of Oregon, to-wit:

Tract 35 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, excepting therefrom the westerly 10 feet thereof.

TO HAVE AND TO HOLD the above granted premises unto the grantees and unto their heirs and assigns forever, and the grantors do covenant with the grantees that they are lawfully seised of a merchantable fee simple title to the above granted premises; that said premises are free of all liens and encumbrances excepting:

(1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

(2) The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

(3) Warranty Clearance Easement conveyed to the United States of America by deed recorded June 12, 1977, in Volume 292, page 273, Deed Records of Klamath County, Oregon as follows:

"The easement and rights hereby granted, consist of the following rights over the above described land which lies within the zones hereinafter described: (1) The continuing perpetual right to top, to cut to ground level, to remove and to prohibit the growth of trees, bushes, shrubs, or any other perennial growth or undergrowth infringing upon, extending into, extending above, or which could in the future infringe upon, extend into, or extend above the Glide Angle Plane and/or Transitional Planes as described hereinbelow. (2) The continuing

perpetual right to remove, to raze, to destroy, and to prohibit the future construction of buildings or portions thereof, other structures or portions thereof, land embankments of earth and other materials infringing upon, extending into, extending above the Glide Angle Plane and/or Transitional Planes as described hereinbelow. (3) The right of ingress to, egress from and passage on the above described lands for the purpose of exercising the rights hereby acquired. RESERVING, however, to the Grantors their heirs, executors, administrators, successors and assigns all right, title and interest, and privileges as may be exercised and enjoyed without interference with or abridgment of the easement and rights hereby granted.

(4) Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home, and any interests or liens disclosed thereby.

The grantors do further covenant that they will forever warrant and defend the above granted premises unto the grantees and his heirs and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the grantors have hereunto set their hands and seals this 29 day of May, 1981.

Elven E. McNabb (SEAL)
Marjorie A. McNabb (SEAL)

STATE OF OREGON)
 County of Klamath) ss.

On this 29 day of May, 1981, before me

personally appeared the within named Elven E. McNabb and Marjorie A. McNabb, husband and wife, and they did then and there acknowledge that they executed the foregoing instrument.

R. J. Cooper
 Notary Public for Oregon

My Commission Expires 2/17/83

After recording return to:

Until a change is requested,
 all tax statements shall be sent to:

Merle A. Wright and Merle A. Wright
 Personal Representative of the Estate
 of Caroline J. Wright, Deceased.

503 E. Main St.

Sheridan, OR 97378

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath First Federal

on this 6th day of Feb. A.D. 19 91
 at 10:35 o'clock A.M. and duly recorded
 in Vol. M91 of Deeds Page 2296

Evelyn Biehn

County Clerk

By Debra M. Mullins

Deputy.

Fee, \$33.00